

240, 371 Marina Drive  
Chestermere, Alberta

MLS # A2236400



**\$409,900**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,385 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Gazebo, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 384
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NONE

Welcome to your perfect slice of Chestermere living in the vibrant Waterside community! This charming 3-bedroom townhome in the heart of Westmere is ready to steal your heart with its open, family-friendly layout and unbeatable location. Whether you're a growing family or just love a cozy yet spacious home, this place has it all. Step inside to a welcoming entryway with a handy built-in desk—perfect for jotting down your to-do list or setting up a cute work-from-home nook. The main floor flows effortlessly into a bright, open-concept living room, dining area, and kitchen, making it a breeze to entertain or keep an eye on the kids while cooking. The kitchen is a dream, boasting updated stainless-steel appliances, tons of cabinet space, and a central island for casual meals. Just off the dining area, step through the patio doors to your large deck and quiet, private backyard—a rare gem for relaxing, grilling, or letting the kids/pets play in the fully landscaped, grassy space. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat with a 3-piece ensuite and ample closet space to keep your wardrobe organized. A second 4-piece bathroom ensures everyone has room to get ready in the morning. Need more space? The undeveloped basement with a bathroom rough-in and egress window is a blank canvas waiting for your personal touch—think home gym, media room, or extra bedroom! This home comes with a single attached garage plus room for one more on the driveway and plenty of visitor parking. You'll love the exceptionally low condo fees compared to similar townhomes in Chestermere that include snow removal, grounds maintenance and garbage/recycling. The pet-friendly complex (with board approval) is beautifully maintained with a park-like setting that includes a gazebo and playground.

Healthy financials and a well-run corporation, reassure you that you can move in worry-free. Bonus: you're just steps from Chestermere's stunning lake, pathways, parks, shopping, restaurants, and all the amenities this lively lakeside community has to offer. With its open layout, modern updates, and prime location, this townhome is ready for you to make it your own. Book a showing today and come see why Waterside living is the best way to enjoy Chestermere!